



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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### ACCESSORY BUILDINGS AND STRUCTURES

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This handout reflects changes made by the City Council to the accessory building/structure requirements in April and May 2014. These changes are now effective.

#### **Revised Definitions**

**16.04.110 Building, accessory.** "Accessory building" means a subordinate detached building, the use of which is incidental to that of the main building or buildings and/or the use of the land on the same lot or building site, and shall not include any building providing an area for cooking or permanent sleeping quarters. An accessory building may be attached to a secondary dwelling unit. For the purpose of an accessory building, an area containing four (4) or more plumbing fixtures, regardless of the intended use of the space, shall be defined and regulated as "living space" in the accessory building. Water supplied to washing machines and water heaters is not considered a plumbing fixture for the purposes of this section. In no case shall the "living space", as defined by this section for the purpose of minimum yard requirements, be used as a dwelling unit. An accessory building that was legally permitted and constructed with four (4) or more plumbing fixtures prior to June 13, 2014 shall not be subject to the limitations set forth in Section 16.68.030 pertaining to minimum yard requirements. The addition of plumbing fixtures would be subject to the minimum yard requirements.

**16.04.665 Structure, accessory.**

"Accessory structure" means a separate and subordinate structure, which is open in nature and the use of which is incidental to that of the main building or buildings and/or use of the land on the same lot or building site. Examples of such structures include, but are not limited to arbors, trellises, play structures, built-in barbeques, outdoor fireplaces, and water features. Unenclosed ground mounted mechanical equipment and fences/walls are not considered accessory structures.

#### **Revision to Parking Chapter**

**Section 16.72.020 R district uses.** R district parking uses are as follows:

- (1) Dwellings: Two spaces per unit, not in any required front or side yard, at least one of which shall be in a garage or carport, unless otherwise specified. However, when required parking is provided in a detached garage or carport, the parking space may be located in the interior side yard, but not closer than three feet from the property line. Any garage or carport entrance fronting on any lot line, except an alley, shall be a minimum of 20 feet from such line. For alleys, the minimum setback for an entrance facing an alley is five feet.

## **Revisions to Accessory Buildings and Accessory Structures Section**

### **16.68.030 Accessory buildings and accessory structures.**

- (1) **Purpose.** The purpose of this section is to set forth regulations to control the development of accessory buildings and accessory structures to ensure their orderly development and compatibility of such uses with surrounding uses and properties, and to minimize impacts associated with such buildings and structures, which are purely ancillary and/or ornamental to the main building or use of the site.
- (2) **Requirements generally.** Unless otherwise provided for in a specific zoning district, requirements for accessory buildings and accessory structures in all zoning districts shall be stated in this section; except in non-residential zoning districts, accessory structures not meeting the development regulations may be permitted through approval of a use permit, architectural control, or other discretionary process as part of the project development, or through the approval of the Community Development Director provided the proposed accessory structure is consistent with the use of the site, is compatible with the site and surrounding land uses, and does not add gross floor area.
- (3) **Development Regulations.** Development regulations for accessory buildings (living and non-living space) and accessory structures are as follows:

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**Accessory Buildings and Accessory Structures**

<b>Size</b>	Building	The combined square footage of all levels of all accessory buildings and accessory structures shall not exceed 25 percent of the square footage of all levels of the main building or 700 square feet, whichever is greater. The size may be increased subject to a use permit and recordation of a condition and covenant relative to the use of the building.
	Structure	
<b>Minimum Yard (Front)</b>	Building	An accessory building shall be located on the rear half of the lot, except in the R-4-S zoning district where the minimum front setback is 50 feet. A use permit may be requested to modify the front setback requirement, so long as the minimum setback established for the main building as established by the zoning district in which the building is located is maintained.
	Structure	Minimum setback established for the main building as established by the zoning district in which it is located.
<b>Minimum Yard (Side, Interior)</b>	Building; Non-Living Space	Minimum 3 feet; 5 feet if abutting an alley
	Building; Living Space	Minimum setback established for the main building as established by the zoning district in which it is located. The minimum setback may be decreased subject to a use permit and recordation of a condition and covenant relative to the use of the building.
	Structure	Front half of lot: Minimum setback established for the main building as established by the zoning district in which it is located. Rear half of lot: Minimum 3 feet; 5 feet if abutting an alley
<b>Minimum Yard (Side, Corner)</b>	Building	Setback of adjacent lot
	Structure	Setback of adjacent lot
<b>Minimum Yard (Rear)</b>	Building; Non-Living Space	Minimum 3 feet; 5 feet if abutting an alley
	Building; Living Space	Minimum 10 feet; 5 feet if abutting an alley. The minimum setback may be decreased subject to a use permit and recordation of a condition and covenant relative to the use of the building.
	Structure	Minimum 3 feet, 5 feet if abutting an alley
<b>Separation Between Buildings</b>	Building	Minimum 10 feet from any dwelling on lot or adjacent lot, unless attached to a secondary dwelling unit
	Structure	None
<b>Height</b>	Building	Overall height – 14 feet See also Daylight Plane
	Structure	
<b>Daylight Plane</b>	Building	A daylight plane shall begin at a horizontal line 9 feet, 6 inches above the average natural grade at a line three feet from the side property lines and shall slope inwards at a 45 degree angle. There are no permitted intrusions into the daylight plane. Average natural grade means the average of the highest and lowest points of the natural grade of the portion of the lot directly below a line three feet from the side property lines.
	Structure	